

40A HIGH STREET, BRENTWOOD, ESSEX, CM14 4AJ

TO LET - PROMINENT HIGH STREET RETAIL UNIT

106 sq.ft (9.85 m²)



Location

The unit occupies a prime trading position on the south side of Brentwood High Street adjacent to Pret a Manger.

Brentwood High Street hosts a range of national and independent retailer, cafes and eateries including Marks & Spencer, Boots & Boots Opticians, Gail's, WH Smith, Starbucks and Costa Coffee.

Brentwood Station (Elizabeth Line) is within 10 minutes walk and there is ample pay & display parking in various car parks around the town.

Accommodation

A ground floor retail unit with the following internal floor area. There is single phase electric but no wc.

Ground Floor	106 sq.ft (9.85 m ²)
---------------------	-----------------------------------

Terms

The property is available by way of an assignment of the existing lease which expires in 2027 at a current rent of £10,500 pax, or available on a new lease to be agreed but subject to the landlord's approval and agreement to terms.

A premium of £10,000 is sought for the benefit of this unique unit.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The property falls into Use Class E. Hot food take away uses will not be considered.

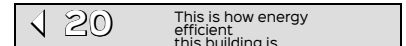
Rates

Rateable Value	£4,600
UBR (2024/2025)	£0.499
Rates Payable	£2,295

The property qualifies for Small Business Rates Relier so assuming the prospective tenant qualifies there could be zero business rates to pay.

Energy Performance Asset Rating

A



Legal Costs

The ingoing tenant to be responsible for all parties legal costs.

VAT

Value added tax is applicable to the rent

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300